

Notice of Preparation

Date: November 13, 2014

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report for The Village at Loomis Project

Lead Agency: Town of Loomis
3665 Taylor Road
Loomis, California 95650
Telephone 916.652.1840

Project Title: The Village at Loomis

Project Applicant: Lowell Development Inc.

Project Location: The Village at Loomis Project (project) site is located north and northeast of Interstate 80 (I-80) at the Horseshoe Bar Road interchange and is bounded by Horseshoe Bar Road and Laird Street to the west; the Silver Ranch, Sun Knoll, and Day Avenue neighborhoods to the north; I-80 to the east-southeast; and the Raley's Shopping Center to the south. The project site contains approximately 66 acres and 11 parcels: Placer County Assessor's Parcel Numbers (APNs) 043-080-007, -008, -015, and -044; 043-100-025 and -027; and 044-094-001, -004, -005, -006, and -010. The project site location, the existing road network in the vicinity of the site, the site layout, and the location of the APNs are shown on Figures 1, 2, 3, and 4, respectively, at the end of this Notice of Preparation (NOP) of an Environmental Impact Report (EIR).

Project Summary: The project proposes a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The project would be organized into five districts, with access from Horseshoe Bar Road, Laird Street, Library Drive, an extension of Doc Barnes Drive, and King Road.

Declaration: The Town of Loomis (Town) is proposing to prepare a project-level EIR for the proposed project. The Town is requesting the views of agencies, organizations, and individuals as to the scope and content of the environmental review.

This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (14 CCR Section 15000 et seq.). According to CEQA Guidelines Section 15064, an EIR must be prepared if it is determined there is substantial evidence in light of the whole record that the proposed project may have a significant impact on the environment. Pursuant to CEQA Guidelines Section 15060, the

Town has chosen to not prepare an Initial Study and has assumed that a number of impacts would be significant or potentially significant even after mitigation is implemented.

The project description, vicinity map, project site plan, and a brief description of the probable environmental effects are contained in the attached materials.

NOP Comment Period: In compliance with CEQA, this NOP is being circulated for a 30-day public review period. Please submit comments to **Rick Angelocci, Town Manager** at the Town of Loomis, no later than December 12, 2014, at 5:00 p.m. Comments from public agencies should address topics relevant to the agency's statutory responsibilities or interests in connection with the proposed project and should include contact information for the agency. Comments may be mailed to the address provided on Page 1 of this NOP or sent by email to cparker@loomis.ca.gov.

Scoping Meeting: In further compliance with CEQA, a public meeting to review this NOP and receive comments regarding the scope of the EIR will be held on December 2, 2014, at 6:00 p.m. at the Loomis Depot, 5775 Horseshoe Bar Road, Loomis, California 95650.

I PROJECT DESCRIPTION

1.1 Project Background

Planning Context

The project site is planned for village-themed mixed-use development under the Town of Loomis General Plan (General Plan) (Town of Loomis 2001). The planning concept for this project site was first developed under the Town Center Master Plan (Master Plan) (Town of Loomis 1992), which was adopted in 1992 as a part of the General Plan. The intent of the 1992 Master Plan was to guide new development in the central portion of Loomis “while maintaining its traditional small town character and encouraging its economic vitality.” The Master Plan anticipated development of a compact, pedestrian-oriented, commercial village at the project site.

In the 2001 General Plan update, the guidance from the Master Plan was incorporated directly into various sections of the General Plan, including design guidelines, and the separately adopted update to the Town’s Zoning Ordinance. The 2001 General Plan identifies key community development issues for the downtown area, such as the requirement for a consistent design theme and aesthetic improvements for some buildings in the area.

Prior Development Proposal

An application for a prior version of the proposed project was submitted to the Town in 2007. The previously submitted project proposal covered 54 acres and proposed development of a village-themed retail center, professional office uses, a possible site for the future town hall, detached single-family residential units, attached single-family residential units, live-work units, multiple-family residential units, parks, and open space. An NOP for an EIR for the prior project was circulated in November and December 2007. The project was placed on hold in 2008 until new project applications were submitted in July 2014. The project site has been expanded to cover 66 acres and the proposed development has been significantly changed from the 2007 submittal. The 2014 project application will be evaluated in the EIR for The Village at Loomis Project.

1.2 Project Location and Site Description

The project site is located north and northeast of the I-80/Horseshoe Bar Road interchange in the Town of Loomis. It is bounded by Horseshoe Bar Road and Laird Street to the west; the Silver Ranch, Sun Knoll, and Day Avenue neighborhoods to the north; I-80 to the east-southeast, and the Raley’s Shopping Center to the south.

The project contains approximately 66 acres and includes 11 parcels, all of which are anticipated for development under the General Plan. Six existing dwellings and one business are located on the western portion of the project site, while the majority of the site is vacant land.

The following properties comprise the project site, as shown on Figure 4:

- APNs 043-080-007 and -008 total approximately 8 acres and are located at the southwest corner of the King Road/I-80 overcrossing.
- APN 043-080-015 is approximately 24 acres and is generally located at the southern terminus of Day Avenue.

- APN 043-080-044 is approximately 29 acres, located at the eastern terminus of Library Drive.
- APNs 043-100-025 and -027 total approximately 4.8 acres and are located north of the Raley's Shopping Center and east of Horseshoe Bar Road.
- APNs 044-094-001, -004, -005, -006, and -010 total approximately 1 acre and are developed with single-family detached homes fronting Horseshoe Bar Road and Laird Street.

Site elevation ranges from approximately 390 to 410 feet above mean sea level. Across the project site, topography ranges from relatively flat to gently rolling. The site is generally bisected into east and west areas by a remnant of the original Penryn Canal, which has created a riparian corridor in a north-south direction across the site. This former canal is encased in a pipe for a distance of over 5,000 feet immediately upstream of the project site. The on-site portion of the canal, which is not encased in a pipe, is characterized as a perennial stream that has water year-round.

This drainage course is essentially the center point of a 100-year floodplain extending from the north edge of the site to the south edge and terminating in a steel culvert crossing under I-80 to the south. Drainage through the site empties into Secret Ravine Creek south of I-80 as part of the Dry Creek watershed. The parcels that compose the project site slope down generally to this drainage, with the exception of the northeast portion of the project site adjacent to King Road. Drainage from that portion of the site flows into a separate culvert that runs under I-80 near King Road.

Over at least the last 20 years, no activity has occurred on the vacant portions of the properties. Prior to that, portions of the project site supported various agricultural activities, including cattle grazing and a fruit orchard.

Two utility easements exist on the site. One is used by the South Placer Municipal Utility District (SPMUD) for the Lower Loomis Sewer Trunk Line. This is a 10-inch sewer main that runs from the southern terminus of Sun Knoll Drive directly south through the riparian area of the site to the site's southern boundary, where the sewer line continues through the Raley's Shopping Center. The other easement is held by Pacific Gas & Electric (PG&E) and is used by the Placer County Water Agency (PCWA) for a 20-inch raw water pipeline conveying the Eastside Canal. This line generally parallels the SPMUD sewer line to a midpoint of the center of the site and then turns southwesterly and continues into the Raley's Shopping Center.

1.3 Proposed Project

The proposed project consists of the following land uses: a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The layout and amount of each land use is summarized in Table 1, shown on Figure 3 at the end of this NOP, and described below.

The project site would be organized into five distinct districts: three single-family residential districts of varying density (Village Single-Family Residential, Village Residential, and Village Mixed Use), a Commercial/Office district, and a High-Density Multiple-Family Residential district, in support of the Town's Housing Element goals.

Table 1
Proposed Land Use Summary

| Land Use District | Parcel Information | | | | | | Proposed Land Uses | | |
|-----------------------------------|-------------------------------------|--------------|---|---|--------------------------------|--|--|---|--------------------------|
| | | | | | | | Dwelling Units (du)/ Uses | Minimum Parcel Size (sf) | Density (units per acre) |
| | Parcel Number | Size (acres) | Existing General Plan | Proposed General Plan | Existing Zoning | Proposed Zoning | | | |
| Village Single-Family Residential | 043-080-007-510 and 043-080-008-000 | 7.8 | Office Professional – CO | Residential Medium Density (RM 2-6 du/ac) | Office-Commercial (CO) | Single-Family Residential RM-4 | 29 du Open space (detention basin) Park | 4,050 | 3.7 |
| | 043-080-044-000 (portion) | 0.5 | General Commercial (CG) with Residential High Density Overlay | Residential Medium Density (RM 2-6 du/ac) with Residential High Density - 20 Overlay (RH-20) | General Commercial (CG) | Single-Family Residential RM-4 | 3 traditional single-family du | 4,050 (traditional) | 6.0 |
| | 043-080-015-000 | 23.6 | Residential Medium Density (RM 2-6 du/ac) with Residential High Density Overlay | Residential Medium Density (RM 2-6 du/ac) with Residential High Density - 20 Overlay (RH-20) and Residential – Medium High Density (RM 6-10 du/ac) with Residential High Density - 20 Overlay (RH-20) | Single-Family Residential RS-5 | Single-Family Residential RM-4 and Medium Density Residential RM-2.3 | 57 traditional single-family du 71 alley-loaded single family du Park | 4,050 (traditional) 2,625 (alley-loaded) | 5.4 |
| District Subtotal | | 31.9 | | | | | 160 du | | 5.0 |
| Village Residential | 043-080-044-000 (portion) | 19.56 | General Commercial (CG) | Residential Medium High Density (RM 6-10 du/ac) | General Commercial (CG) | Single-Family Residential RM-2 | 135 alley-loaded single-family Park | 2,160 | 6.9 |
| | 044-094-001-000 | 0.61 | General Commercial (CG) | Residential Medium High Density (RM 6-10 du/ac) | General Commercial (CG) | Single-Family Residential RM-2 | 6 alley-loaded single-family | 2,160 | 10 |
| | 044-094-010-000 (portion) | 0.23 | General Commercial (CG) | Residential Medium High Density (RM 6-10 du/ac) | General Commercial (CG) | Single-Family Residential RM-2 | 2 alley-loaded single-family | 2,160 | 10 |
| District Subtotal | | 20.4 | | | | | 143 du | | 7 |
| Village Mixed Use | 043-080-044-000 (portion) | 0.25 | General Commercial (CG) | Town Center Commercial (TC) | General Commercial (CG) | Central Commercial (CC) | | | |
| | 044-094-010-000 (portion) | 0.07 | Town Center Commercial (TC) | Town Center Commercial (TC) | Central Commercial (CC) | Central Commercial (CC) | | | |
| | 044-094-004-000 | 0.16 | Town Center Commercial (TC) | Town Center Commercial (TC) | Central Commercial (CC) | Central Commercial (CC) | | | |
| | 044-094-005-000 | 0.07 | Town Center Commercial (TC) | Town Center Commercial (TC) | Central Commercial (CC) | Central Commercial (CC) | | | |
| | 044-094-006-000 | 0.15 | Town Center Commercial (TC) | Town Center Commercial (TC) | Central Commercial (CC) | Central Commercial (CC) | | | |
| District Subtotal | | 0.7 | | | | | 12,000 SF of commercial uses and 8 multi-family units | | |
| Commercial/Office | 043-080-044-000 (portion) | 1.4 | General Commercial (CG) | General Commercial (CG) | General Commercial (CG) | General Commercial (CG) | | | |
| | 043-100-025-000 | 2.91 | Town Center Commercial (TC) | Town Center Commercial -20 (TC-20) | Central Commercial (CC) | Central Commercial – 20 (CC-20) | | | |
| | 043-100-027-000 | 1.95 | Town Center Commercial (TC) | Town Center Commercial - 20 (TC-20) | Central Commercial (CC) | Central Commercial – 20 (CC-20) | | | |
| District Subtotal | | 5.97 | | | | | 25,000 SF of office uses and 44,000 SF of commercial uses. The TC-20 and CC-20 designations would allow 20 du/acre in mixed use projects | | |
| High-Density Multiple-Family | 043-080-044-000 (portion) | 7.2 | General Commercial (CG) | Residential - High Density Overlay (20-25 du/ac) | General Commercial (CG) | High Density Residential (RH-20) | 125 du | n/a | 25 |
| District Subtotal | | 7.2 | | | | | 125 du | | 25 |
| TOTALS | | 66.4 | | | | | 436 | | |

du = dwelling units; ac = acre.

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The proposed project would be implemented through the application of existing and new General Plan and zoning designations throughout the project site, as shown in Table 1. The project proposes to create the following new zoning districts: Medium-Density Residential RM-4, Medium-Density Residential RM-2, Medium-Density Residential RM-2.3, and Center Commercial Mixed Use. The project also proposes design and development standards to be applied to each future construction project within the project site boundaries.

Land Use

The five land use districts proposed within the project site are described in the following subsections.

Village Single-Family Residential

This district would include a total of 160 single-family detached residences located to the south and east of the existing Day Avenue and Silver Ranch neighborhoods.

The triangular portion of the project site located adjacent to King Road would support 29 traditional single-family residences. Access to these lots would be provided from an extension of Doc Barnes Drive, which would intersect with King Road. There is a granite outcropping approximately 50 feet in diameter and over 10 feet high near the proposed Doc Barnes Drive/King Road intersection. This outcropping would be preserved in the center of a cul-de-sac, with views of the outcropping available from the proposed extension of Doc Barnes Drive. Open space would be retained in the southeastern quadrant of the Doc Barnes Drive/King Road intersection to accommodate a detention basin.

The Village Single-Family Residential district would continue to the southwest with 60 traditional single-family homes placed around the perimeter of the site adjacent to existing Day Avenue neighborhood residences. In addition, 71 alley-loaded detached single-family homes would be located between the traditional single-family homes and would front onto a common landscaped courtyard on the portion of the site located adjacent to Doc Barnes Drive. A neighborhood pocket park of approximately 11,700 square feet, including a tot lot, would be provided in the northern portion of this area of the project site, adjacent to the traditional single-family homes.

Village Residential

This district would include approximately 14 acres of detached single-family alley-loaded residences in a row house style. These homes would be designed to face each other, separated with pedestrian mews, or walkways. Where this district borders Laird Street and Library Drive, the alley-loaded residences would face those streets and would access alleys to the rear. The pedestrian mews would be approximately 20 to 25 feet wide and would be landscaped to create a tree canopy throughout the entire mews areas.

This district would consist of 143 such residences, a public pocket park on the west side of the district, and a passive park on the eastern side of the district north of the eastern terminus of Library Drive. This portion of the project would be developed in a grid format to match historic downtown Loomis, with alleys off of the main internal roadway that would connect Library Drive to Laird Street. This neighborhood is immediately adjacent to the halfplex homes in the Sun Knoll neighborhood. Along the edge with the Sun Knoll neighborhood, a 10-foot-wide landscape buffer

would be planted with trees. The lots along Library Drive would have extra depth to allow for a street tree planting plan along Library Drive.

Village Mixed Use

The small (approximately 0.72 acre) portion of the project site that fronts on Horseshoe Bar Road north of Library Drive would retain its commercial land use designation to encourage development of commercial land uses. This portion of the site currently supports single-family detached residences. Under the proposed project, the area would be designated for Town Center Mixed Use land uses with commercial uses at the street level and multiple-family units above. The area could support approximately 12,000 square feet of commercial space and eight multi-family units.

Commercial/Office

Commercial and office land uses would be located on approximately 6 acres in the southwestern portion of the project site, south of the future extension of Library Drive and east of the existing library. This district would consist of approximately 25,000 square feet of office and 44,000 square feet of commercial space. Access to the commercial and office space would be provided from Library Drive, Doc Barnes Drive, and a north–south road connecting Library and Doc Barnes Drives.

High-Density Multiple-Family Residential

Approximately 7 acres of the site would be designated for high-density residential land uses, in support of the Town’s Housing Element Update, adopted in February 2014. Of these 7 acres, approximately 5 are considered favorable for development. Under the Residential High-Density–20 (RH-20) density range of between 20 and 25 units per acre, the site would support a maximum of 125 dwelling units. The remainder of this portion of the site would be open space and public right-of-way that would be offered for dedication to the Town.

Parks and Open Space

The proposed project includes over 11 acres of open space and public parks. The central portion of the site would remain in open space. This area measures approximately 10 acres and consists of the drainage/riparian corridor that runs north–south through the site, beginning at the end of Sun Knoll Drive and extending south to the southern edge of the site, where it enters a culvert under I-80. This open space would be offered for dedication to the Town in order to make it available as public open space, as contemplated in the Town’s Trails Master Plan. Trails would be constructed along the western and eastern edges of the open space as part of the project, creating a pedestrian connection from Sun Knoll Drive to Doc Barnes Drive. These trails would also be offered for dedication to the Town.

Additionally, a trail crossing west to east would be constructed from the future terminus of Library Drive through the open space area to connect with the Village Single-Family Residential district to the east. This trail would use an approximately 6-foot-wide elevated pedestrian bridge to cross the riparian habitat.

The project would include five public parks on approximately 1.83 acres, consisting of three passive parks and two neighborhood pocket parks. The passive parks are proposed to be located (1) around a prominent rock outcropping just south of the extension of Library Drive, (2) at the end of Library Drive adjacent to the open space, and (3) at the end of Monument Rock Court in the Village Single-Family District. The pocket parks would be approximately 7,800 square feet (in the Village Single-

Family Residential district) and 11,700 square feet (in the Village Residential district). The parks would include turf, decorative landscape areas, benches, and play equipment for younger children.

The project also includes three additional open space parcels, comprising approximately 1.04 acres. These smaller, isolated parcels are identified to protect wetlands or other resources and to provide space for a detention basin in the northeast corner of the project site.

Circulation

Three roads are proposed for access to the project site, namely Library Drive, Gates Drive off Laird Street, and Doc Barnes Drive. Doc Barnes Drive would be extended across the southern and eastern boundaries of the project site, crossing the central drainage area with a series of culverts to accommodate existing and post-development water flows through the riparian corridor. Full access intersections would be provided at Doc Barnes Drive and King Road and at Doc Barnes Drive and Horseshoe Bar Road. The intersection of Horseshoe Bar Road and Doc Barnes Drive would be signalized. The traffic analysis will determine improvements, if any, to be made to the intersection of King Road and Doc Barnes Drive. The project would also extend Library Drive into the project site. Bike lanes, sidewalks, and provisions for stormwater collection and treatment would be included in the roadway cross sections.

An emergency-only access would also be provided at King Road and the proposed Monument Rock Drive, and a separate emergency access would be provided to connect the southern terminus of Day Avenue with the proposed Blue Anchor Drive. These emergency accesses would not be available for general vehicular use; however, they would be available for pedestrian access.

Landscaping

Street tree landscaping would be provided along Library Drive and Doc Barnes Drive, and on the south side of King Road in the public right-of-way along the site's frontage from its western edge to the future King Road/Doc Barnes Drive intersection. Three detention basins are proposed: two along the north side of the future Doc Barnes Drive at the intersection of APNs 043-080-015 and -008 (refer to Figure 3) and one at the northeastern corner of the project site adjacent to I-80.

Design and Development Standards

The proposed project includes design standards that identify the various architectural styles that would be allowed to be built within the Village at Loomis and development standards (e.g., building setbacks and streetscapes including street cross sections, pedestrian paths, street lighting and street tree planting plans) that would be the basis for a high-quality development. The design guidelines anticipate that permitted architectural styles would include Craftsman, Bungalow, Tudor, and Monterey with the intent of maintaining consistency with the character of downtown Loomis. Architectural styles such as Mediterranean would be prohibited.

Infrastructure

With the possible exception of sewer trunk line improvements outlined below, all of the infrastructure needed to support the proposed project would be installed or constructed within the project site boundaries. No other off-site improvements to existing infrastructure or new off-site infrastructure would be needed.

Sewer

The project site lies within the SPMUD service area for sanitary sewer service. The SPMUD Lower Loomis Trunk Line, a 10-inch transmission line, runs north–south through the center of the project site and then heads west along the project’s southern boundary.

Analysis of the existing SPMUD system indicates the Lower Loomis Trunk Line is currently operating at full capacity and cannot accommodate any new connections in its current condition.

SPMUD and the Town have initiated planning efforts for the construction of a sewer transmission line known as the Loomis Diversion Line. This trunk line is part of SPMUD’s adopted master plan, which would serve the proposed project and benefit the entire Town along with other areas served within SPMUD’s boundaries. The Loomis Diversion Line would be a 15-inch transmission line that begins at a manhole on the project site’s southern boundary near the Raley’s Shopping Center (along I-80), crosses under I-80, and then turns southwesterly to connect into an 18-inch transmission line that would be constructed in the southern end of Dias Lane in Loomis.

This is a separate project that SPMUD would design and construct subject to a separate CEQA compliance process. Construction is anticipated in 2015 and could be complete by 2016.

In the interim, SPMUD is pursuing a project to reline the Lower Loomis Trunk Line. This would entail inserting a new liner within an approximately 10,500-foot-long section of the existing 10-inch sewer line. The new liner would be constructed of material that provides for faster flows through the line compared to the existing line. By increasing the speed of flow, the new liner would increase overall conveyance capacity in the Lower Loomis Trunk Line and is anticipated to provide capacity for approximately 200 to 300 new sewer connections within the SPMUD service area.

The on-site improvements for the project consist of traditional gravity sewer laterals and collectors that would be constructed to SPMUD standards and would connect to SPMUD’s sewer system.

Domestic Water Supply

The project site lies within the PCWA domestic water service area. There are a number of PCWA transmission lines either adjacent to or within the project site. Specifically:

- Six-inch lines run through Laird Street along the project site frontage and in Library Drive within the project area.
- Eight-inch lines run in Sun Knoll Drive and in Day Avenue up to the project site’s northern boundary; into the project site through an easement extending from Eldon Avenue; and in King Road at the site’s northern boundary.
- A 12-inch line runs in Horseshoe Bar Road along the project site’s western boundary.

Additionally, the PCWA “Eastside Canal,” which is a raw water conveyance and is encased in a 20-inch pipe, runs through the project site within an easement granted to PG&E. North of the project site, this easement is placed along the rear lot line of homes fronting on Sun Knoll Drive. The easement enters the site in that location, runs south through the riparian area of the site to midpoint of the center of the site, then turns southwesterly and continues into the Raley’s Shopping Center.

Based on PCWA's water demand rates, consistent with the Urban Water Management Plan, the project would require approximately 146 acre-feet per year of potable water supply. The on-site improvements would consist of service and distribution lines that meet PCWA standards and would provide for connection into the existing PCWA domestic water facilities identified above.

Stormwater Drainage

The project would use traditional systems to collect and convey stormwater drainage to existing natural streams. Consistent with the requirements of the Town's Municipal Code, the project would be engineered to have no net increase in overall 2-year, 10-year, and 100-year storm event discharges.

Gas and Electric Utilities

PG&E provides natural gas and electricity utility service to the project area. PG&E has natural gas and electric facilities on and immediately adjacent to the project site. The project would connect into and extend the existing natural gas and electric facilities to serve the project.

Easements

There are two existing utility easements that run through the central portion of the project site. One is controlled by SPMUD and the other is controlled by PG&E. The PG&E easement contains the encased Eastside Canal. The project proposes relocation of portions of this encased canal and the associated easement, subject to agreement and approval from PG&E and PCWA. Relocation of the encased canal would require trenching the new location, placing a new 20-inch pipe in that trench, connecting the new pipe to the existing pipeline north and south of the relocated portion, and removing the old pipe and backfilling the current pipeline alignment.

Grading

Preliminary grading analysis indicates that there will be approximately 130,000 cubic yards of grading for the entire project, including the construction of Doc Barnes Drive. Across most of the site the average cut/fill depth/height will be 3 feet. Final grading is expected to balance, so no soil would be imported to the project site or exported from it.

1.4 Entitlements

The project would require a number of entitlements ranging from General Plan Amendments and Rezones to a Small Lot Tentative Map. The following entitlements and approvals from the Town are anticipated to be required in support of the project:

- Certification of The Village at Loomis EIR
- General Plan Amendment to create the following land use designations:
 - Town Center Commercial–20
 - Town Center Mixed Use
 - Residential – High Density–20
- General Plan Amendments to redesignate:
 - ±7.8 acres of Office & Professional to ±7.8 acres of Residential – Medium Density

- ± 10.0 acres Residential – Medium Density to ± 10.0 acres of Residential – Medium-High Density
- ± 28.35 acres of General Commercial to ± 20.4 acres of Residential – Medium-High Density, ± 7.2 acres of Residential – High Density–20, ± 0.25 acres of Town Center Commercial, and ± 0.5 acre to Residential – Medium Density
- ± 4.86 acres of Town Center Commercial to Town Center Commercial Mixed Use
- Zoning Ordinance Amendment to create the following zone districts:
 - Central Commercial Mixed Use
 - Town Center Commercial–20
 - High-Density Residential (RH-20)
 - Medium-Density Residential (RM-4)
 - Medium-Density Residential (RM-2.3)
 - Medium-Density Residential (RM-2)
- Rezone to redesignate:
 - $\pm 7.8\pm$ acres of Office Commercial to $7.8\pm$ acres of Medium-Density Residential RM-4
 - ± 23.6 acres of Single-Family Residential RS-5 to ± 10.0 acres of Medium-Density Residential RM 2.3 and ± 13.6 acres of Medium-Density Residential RM-4
 - ± 28.35 acres of General Commercial to ± 7.2 acres of High-Density Residential (RH), ± 0.5 acre to Single-Family Residential RM-4, ± 0.25 acre to Central Commercial, and ± 20.4 acres to Medium-Density Residential RM-2
 - $4.86\pm$ acres of Central Commercial to Central Commercial Mixed Use
- Merger of Contiguous Parcels in Common Ownership (pursuant to Chapter 14.16 of Loomis Municipal Code) to merge APNs 044-094-001, -004, -005, -006, and -010 with APN 043-080-044 into one parcel of ± 30.1 acres
- Lot Line Adjustment to reconfigure the lot line between APN 043-080-015 and APN 043-080-044
- Tentative Subdivision Map to subdivide:
 - APNs 043-080-007 and -008 into 29 single-family lots, 2 open space lots, and a portion of Doc Barnes Drive in the Medium-Density Residential RM-4 zone
 - APN 043-080-015 and a portion of APN 043-080-044 (± 0.5 acre) into 60 single-family lots, 1 park lot for dedication, a portion of Doc Barnes Drive and a $3.64\pm$ acre open space parcel for dedication, totaling $14\pm$ acres, in the Medium-Density Residential RM-4 zone; and 71 single-family lots and a portion of Doc Barnes Drive, totaling $10\pm$ acres, in the Medium-Density Residential RM-2.3
 - APNs 043-080-044 (portion), 044-094-001, -004, -005, -006, and -010 into 143 single-family lots, 2 park lots for dedication, and a ± 6.38 acre open space parcel for dedication in the Medium-Density Residential RM-2 zone; 1 multiple-family

residential lot and 1 open space lot for dedication, totaling ± 7.2 acres, in the High-Density Residential (RH-20) zone; and 1 lot totaling ± 1.43 acres in the General Commercial CG zone and 1 lot totaling $0.7\pm$ acres in the Central Commercial CC zone

- Design and Development Standards
- Development Agreement

In addition, the following trustee or responsible agencies may use The Village at Loomis EIR to consider their issuance of the following approvals and permits that may be needed to support the proposed project.

- U.S. Army Corps of Engineers, Clean Water Act Section 404 Permit
- Central Valley Regional Water Quality Control Board, Clean Water Act Section 401 Water Quality Certification
- California Department of Fish and Wildlife, Section 1600 Streambed Alteration Agreement
- U.S. Fish and Wildlife Service, Section 7 Consultation

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2 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

As stated in Section 1, the Town of Loomis has determined that preparation of an Initial Study is not required. The project will likely have an effect on the environmental subjects listed in this section, which will be evaluated in the project EIR. Each EIR section will define existing conditions; summarize relevant federal, state, and local regulations; evaluate impacts; and identify and evaluate the effectiveness of mitigation measures to reduce or avoid any significant impacts.

Land Use

The proposed project would require changes to the current land use and zoning designations for portions of the project site. Existing designations for the project site provide for office, commercial, residential, and mixed-use land uses. The project site is located in proximity to existing commercial land uses and existing residential neighborhoods. The EIR will assess the potential for conflicts or incompatibilities to occur between neighboring land uses based on the proposed land use plan.

Aesthetics

The project would change the existing visual character of the project area, and development on site would be visible from off-site locations. The EIR will include a visual survey that will identify, map, and photo-document the existing landscape setting, significant scenic features, and public view corridors in and of the project site. The EIR will assess aesthetic impacts and identify mitigation for the impacts of the proposed development on the existing visual character of the project site and on adjacent properties. This assessment will address the compatibility of potential new construction with existing adjacent development and Town policies, as well as the visibility of the proposed project from all significant exterior viewsheds.

Biological Resources

The proposed project would change the existing biological environment. The project site is composed of annual grasslands, fallow agricultural fields, riparian areas, and seasonal wetlands. Sensitive environmental constraints include ±5.99 acres of wetland resources under the jurisdiction of the U.S. Army Corps of Engineers. Any discharge of dredged or fill materials to jurisdictional wetlands would require permitting under the Clean Water Act, while work within stream channels would require streambed alteration permits pursuant to Sections 1600–1603 of the California Fish and Game Code. While a biological reconnaissance conducted for the property indicated that the site could support suitable habitat for 22 regionally occurring special-status species. No special-status plant or wildlife species have been identified on site, with the exception of the presence of four elderberry shrubs (*Sambucus* sp.). Elderberry shrubs provide habitat for the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), a listed species. Implementation of the project would require consultation and coordination with the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife for mitigation of potential project-related impacts to special-status species.

Cultural Resources

The project site is known to support archaeological and historic resources. The potential for the site to support paleontological resources will also be evaluated in the EIR. The EIR will identify potential

impacts to on-site cultural resources that could result from development of the proposed project and report on applicable results from the Town's consultation with local Native American representatives (per the requirements of Senate Bill 18) and on-site field surveys to update previously completed assessments.

Transportation

The proposed project would change the anticipated generation and distribution of vehicle trips on the Town's roadways and on I-80. The proposed project could affect the local and regional roadway network. The EIR will analyze the existing and proposed transportation system (e.g., roadways, transit service, trails, and bicycle routes) serving the project site and adjacent communities. The EIR will identify roadway improvements that may be necessary to accommodate the traffic generated by the proposed project, discuss the funding and timing for construction of those improvements, and identify whether any significant and unavoidable impacts would remain after implementation of feasible mitigation measures.

Air Quality

The proposed project would produce air pollutant emissions as a result of construction activities and from operation of the project, which would increase vehicle traffic in the area. The proposed project would incrementally contribute to the existing regional air quality problems identified in the Town's General Plan. The air quality analysis in the EIR will include computer modeling to project and quantify carbon monoxide (CO), ozone (O₃) precursors, and particulate matter (PM₁₀ and PM_{2.5}) emissions.

Noise

A noise analysis will be prepared that evaluates existing and future noise sources in the project area. The predominant existing noise source in proximity to the project site is I-80. The EIR will evaluate whether noise levels at the project site will meet General Plan standards and consider whether project-generated noise or contribution to roadway noise levels would expose existing residents or other noise-sensitive land uses to noise levels that exceed the General Plan standards.

Hazards and Hazardous Materials

A portion of the project site was once used as a fruit orchard; the site also supported cattle grazing and other agricultural uses. This prior land use may have resulted in contamination of on-site soil with pesticides. Residual pesticide or fertilizer products may remain in the soil. During construction of the proposed project, hazardous material could be used and stored at the site. The EIR will analyze risk assessment reports and identify the hazards and hazardous materials present at the site and any known hazardous conditions adjacent to the site.

Public Services and Utilities

The project would create additional demand for public services (e.g., fire protection, road maintenance, law enforcement, education, libraries, recreation) and utilities (e.g., water supply, stormwater detention and conveyance, wastewater treatment, recycled water, electricity/natural gas, communication services). Provision of public services and utilities to the proposed project will be evaluated in the context of existing service demands, existing/required levels of service,

anticipated future demands from other known development projects, anticipated demands related to the proposed project, and plans for expansion of services or capacity for each service provider. The EIR will also discuss the potential impacts related to the project's effects on the two existing utility easements on site.

CEQA Required Discussions

In accordance with CEQA Guidelines Section 15126, the EIR will consider and discuss cumulative environmental impacts affecting the environmental resources discussed above. This analysis will consider the environmental effects that could result from the proposed project in combination with reasonably foreseeable development in the project region. The EIR will also evaluate a reasonable range of alternatives to the project that could reduce any significant impacts of the project while attaining most of the project's objectives. Additionally, the EIR will analyze the potential for the proposed project to result in significant and unavoidable impacts, irreversible impacts, and growth-inducing effects.

Mitigation Monitoring or Reporting

CEQA Guidelines Section 15097 requires that when a lead agency has certified an EIR and approved a project for which mitigation measures were identified, the agency shall also adopt a program for monitoring or reporting on the implementation of those measures. A mitigation monitoring and reporting program will be prepared that provides the following information for each mitigation measure contained in the EIR: the party/parties responsible for implementation, timeframes and mechanisms for monitoring, and monitoring and performance criteria. This program would be used by the Town to ensure that the mitigation measures identified in the EIR are implemented correctly and effectively.

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3 REFERENCES CITED

14 CCR 15000–15837 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act.

California Public Resources Code, Sections 21000–21177. California Environmental Quality Act (CEQA), as amended.

Town of Loomis. 1992. *Loomis Town Center Master Plan: Land Use Plan and Design Guidelines*. Prepared for the Town of Loomis by Calthorpe Associates. December 5, 1992.
http://www.loomis.ca.gov/page_23.html.

Town of Loomis. 2001. *Town of Loomis General Plan*. Town Council Resolution No. 01-24. July 31, 2001. <http://loomis.ca.gov/uploads/final%20general%20plan.pdf>.

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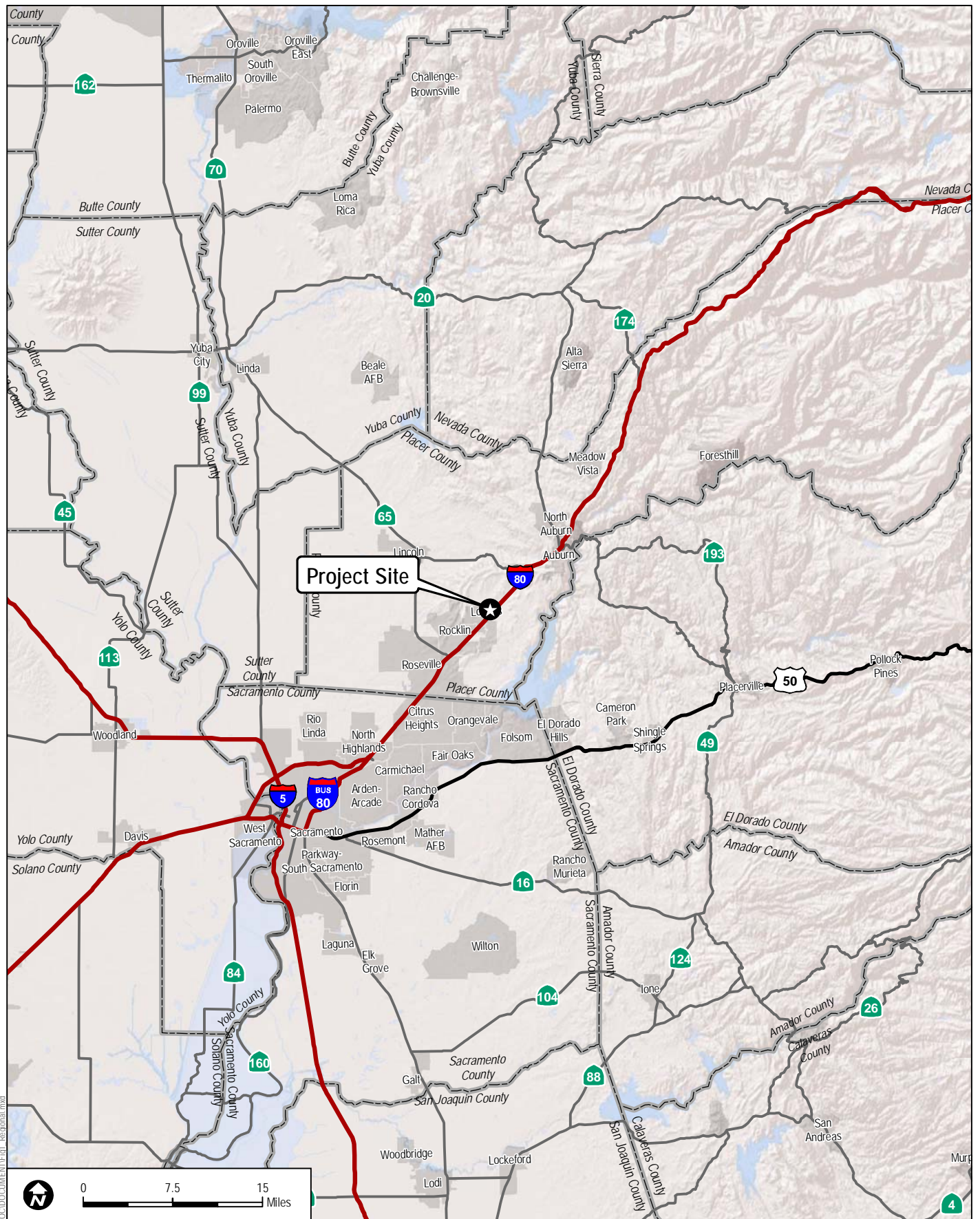


FIGURE 1
Regional Map

DUDEK

8526

VILLAGE AT LOOMIS

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 Project Boundary

DUDEK

SOURCE: BING 2014, Placer County

FIGURE 2
Project Location

8526

VILLAGE AT LOOMIS

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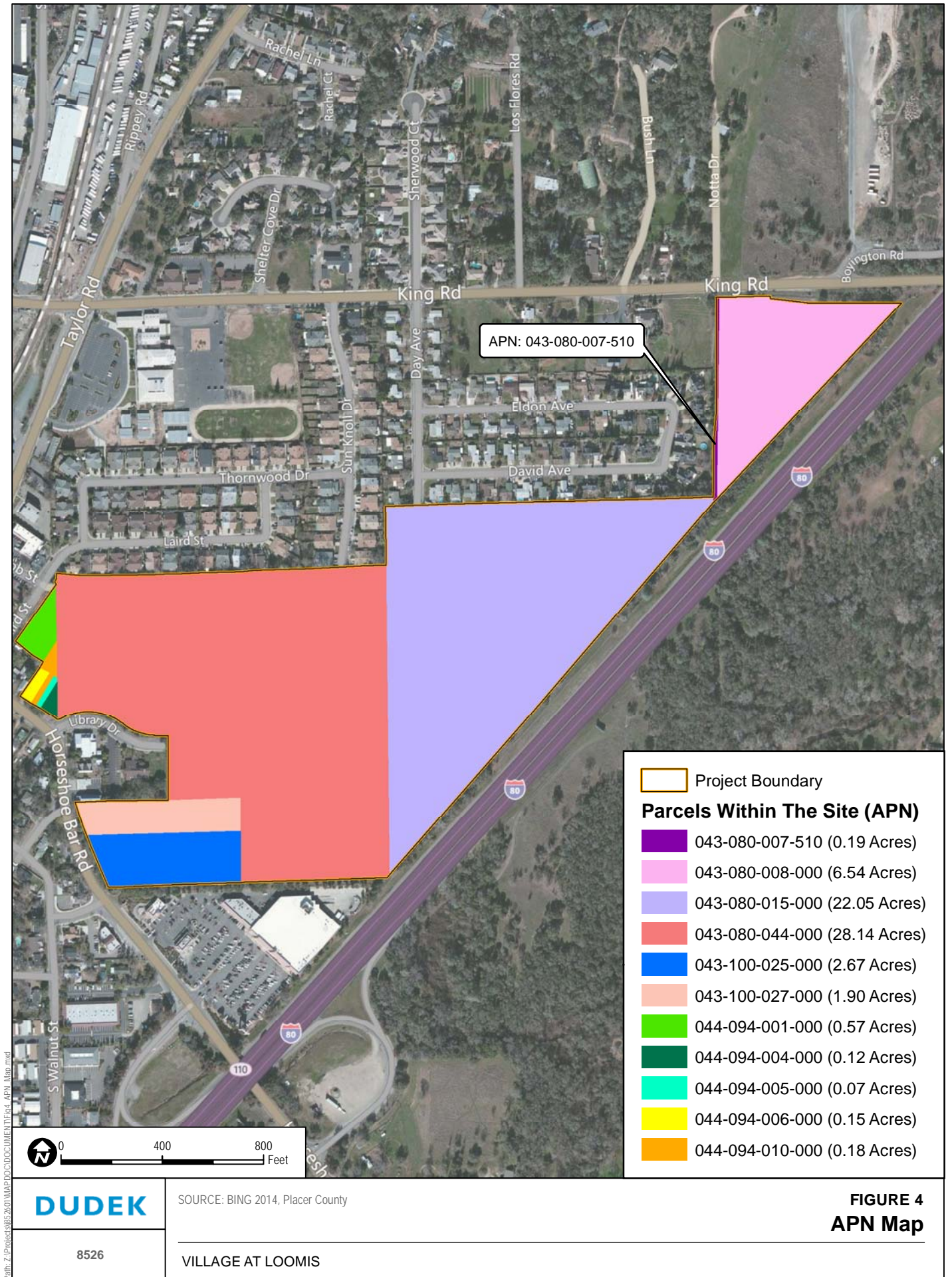
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SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc 2014

VILLAGE AT LOOMIS

FIGURE 3
Site Illustrative

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